161.0	0002	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	729,100 / 729,100
					USE VALUE:	729,100 / 729,100
					ASSESSED:	729,100 / 729,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
142		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OLSEN JOANNE
Owner 2:	
Owner 3:	
Street 1:	142 HILLSIDE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CULLEN MARY D -
Owner 2:	-
Street 1:	142 HILLSIDE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,250 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Wood Shingle Exterior and 1525 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5250.000	319,900	4,900	404,300	729,100
Total Card	0.121	319,900	4,900	404,300	729,100
Total Parcel	0.121	319,900	4,900	404,300	729,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 478.16 | /Parcel: 478.1

Legal Description

User Acct 107324

GIS Ref

GIS Ref

Insp Date 08/08/16

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 161.0-0002-0001.0

!12578!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	319,800	4900	5,250.	404,300	729,000	729,000	Year End Roll	12/18/2019
2019	101	FV	242,700	4900	5,250.	404,300	651,900	651,900	Year End Roll	1/3/2019
2018	101	FV	242,700	4900	5,250.	358,100	605,700	605,700	Year End Roll	12/20/2017
2017	101	FV	242,700	4900	5,250.	300,300	547,900	547,900	Year End Roll	1/3/2017
2016	101	FV	224,500	4900	5,250.	300,300	529,700	529,700	Year End	1/4/2016
2015	101	FV	211,700	4900	5,250.	259,900	476,500	476,500	Year End Roll	12/11/2014
2014	101	FV	211,700	4900	5,250.	251,200	467,800	467,800	Year End Roll	12/16/2013
2013	101	FV	211,700	4900	5,250.	239,100	455,700	455,700		12/13/2012

PRINT

Date	Time
12/11/20	02:39:13

LAST REV

Date	Time
10/23/18	15:17:00

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12578

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CULLEN MARY D,	71684-254	1	9/28/2018	Convenience	1	No	No		
OLSEN JOANNE,	71684-251	1	9/28/2018	Convenience	1	No	No		
CULLEN MARY D L	71684-247	1	9/28/2018	Convenience	1	No	No		
CULLEN MARY D,	66492-374		12/8/2015	Convenience	1	No	No		
	10957-371		10/11/1965		21,200	No	No		Thomas E Cullen dod 8/7/2014

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/30/2017	1436	New Wind	14,000	C				
9/26/2016	1171	Siding	1,800					
12/31/2015	1991	Addition	65,000					

ACTIVITY INFORMATION

Date	Result	By	Name
8/8/2016	Meas/Inspect	DGM	D Mann
8/8/2016	Permit Visit	DGM	D Mann
10/21/2008	Meas/Inspect	345	PATRIOT
11/24/1999	Meas/Inspect	264	PATRIOT
12/1/1981		WG	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	107324
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5250		Sq. Ft.	Site		0	70.	1.10	8									404,250						404,300	

Total AC/HA: 0.12052 | Total SF/SM: 5250 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 404,250 | Spl Credit | Total: 404,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.33861494
Const Adj.:	1.01989794
Adj $ / SQ:	177.483
Other Features:	76000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	392995
Depreciation:	73097
Depreciated Total:	319898

COMMENTS

PDAS. OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

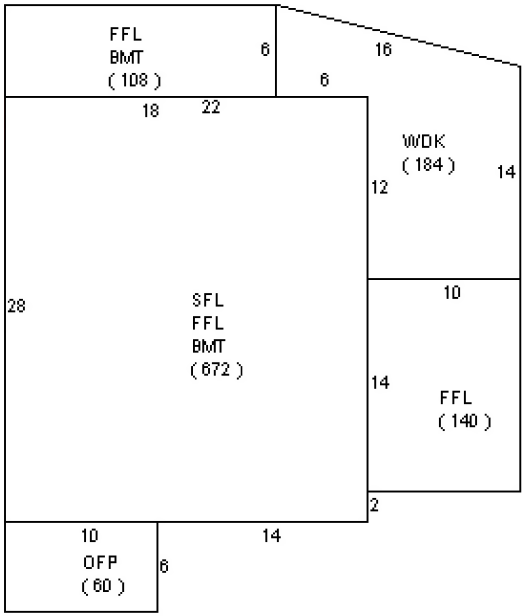
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	177.48
Special Features:	0	Val/Su Net:	125.50
Final Total:	319900	Val/Su SzAd	209.80

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	920	177.480	163,284
BMT	Basement	780	53.240	41,531
SFL	Second Floor	605	177.480	107,341
WDK	Deck	184	11.660	2,146
OFP	Open Porch	60	44.880	2,693

Net Sketched Area:	2,549		Total:	316,995	
Size Ad	1524.7999	Gross Are	2616	FinArea	1525

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

161.0-0002-0001.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X19	A	AV	1920	21.58	T	40	101			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900